



Your Reverse Mortgage Journey Just Got Brighter

Unlock your home's equity with Brighten Life[®]



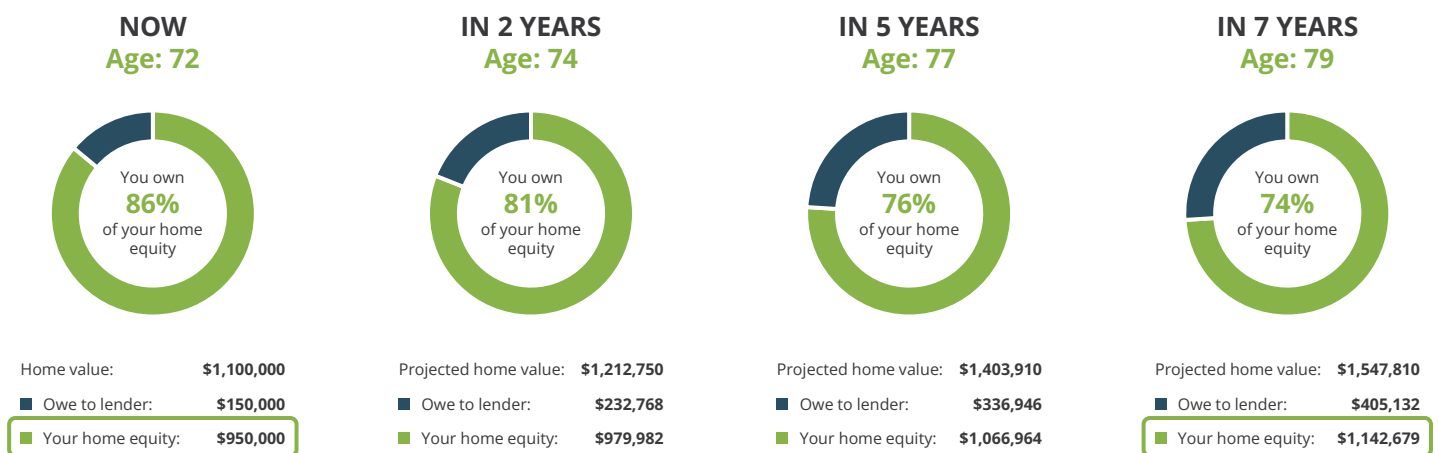
What is a Reverse Mortgage?

A reverse mortgage is a simple way to access the equity in your home without needing to sell before you are ready. You stay in complete control, remain the owner, and can continue living in your home for as long as you choose, while using the funds to support the lifestyle you want.

How Does a Reverse Mortgage Work?

Every borrower's situation is different, which is why reverse mortgages are designed to provide flexible solutions based on individual needs and goals. Whether it's reducing financial pressure, accessing funds for lifestyle needs, or simply creating greater financial freedom in retirement, a reverse mortgage can help unlock the equity built up in your home.

The example below illustrates how a reverse mortgage can work in practice¹:



A couple aged 72 and 75 access part of the equity in their home through a reverse mortgage. Their property is worth \$1.1 million, and they initially draw \$150,000 while keeping a further \$150,000 available in a facility for future needs.

They choose to draw an additional \$25,000 at the end of years 1, 2 and 3. Importantly, interest is only charged on the funds that are drawn, not the unused portion of the facility. As with most reverse mortgages, no regular repayments are required while they remain living in their home.

Over time, interest is added to the loan balance, while the value of the property continues to grow. After 7 years, at an assumed loan rate of 9.25% p.a., and a property value increase of 5% p.a., the couple decide to sell their home and repay the loan.

Even after accessing funds and allowing interest to accrue, the growth in the property value means they still retain a significant portion of their equity. This example demonstrates how a reverse mortgage can provide access to funds while allowing homeowners to remain in their property and benefit from potential property value growth.

Remember, this example is for illustration purposes only. A Brighten Life reverse mortgage is designed to last for as long as you remain living in your home, or until you decide to permanently move. You can explore your own scenarios using the [reverse mortgage calculator](#) available on the Moneysmart website. As part of the application process, you will also receive a personalised equity projection based on your individual circumstances to help you understand how your loan may change over time.

¹ The example given is for illustrative purposes only and assumes a 9.25% p.a. interest rate and 5% p.a. property growth for the term of the loan, with no voluntary repayments made or additional fees charged. Interest rates are variable and may change from time to time. Current interest rates and fees can be found in Brighten's rate card. There is no assurance that property values will increase over time, and property values may also decline.

What could a Reverse Mortgage help you do?



Improve your day-to-day cash flow and better manage the cost of living.



Fund home improvements or make modifications to help you stay comfortable and independent in your home.



Purchase a new home that better suits your lifestyle.



Cover important expenses such as healthcare, dental treatment, insurance or in-home support.



Enjoy life experiences, from visiting family to taking that long-planned trip.



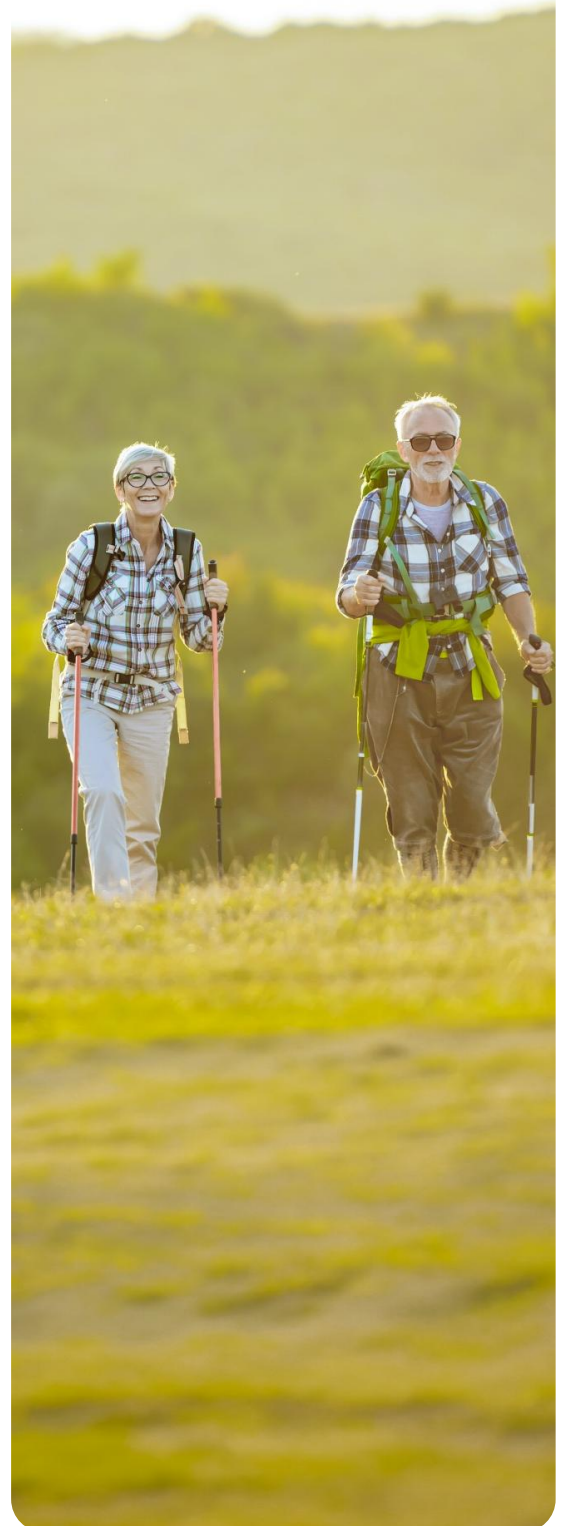
Car Repairs or upgrade to a car that better suits your lifestyle, offering comfort, safety and easier access.



Support your family, such as helping children or grandchildren with education or a first home.



Consolidate debts, reducing repayment pressure or removing ongoing repayment obligations, including refinancing your existing home loan.



Protections designed to give you peace of mind

Reverse mortgages in Australia include strong consumer protections to ensure you can access equity in your home with confidence. At Brighten, we follow these safeguards to help protect you and your home.



Lifetime occupancy

A reverse mortgage is designed as a lifetime loan, which means you can continue living in your home for as long as you choose, provided you meet the loan terms.



No required monthly repayments

Regular loan repayments are not required. However, you can make voluntary repayments at any time if you wish.



No negative equity guarantee

You will never owe more than the value of your home when it is sold, as long as the loan terms are met.



Clear disclosures

You will receive detailed information about your loan, including projections showing how interest may affect your loan balance and remaining equity over time.



Independent legal advice

Before your loan settles, you will need to receive independent legal advice to ensure you fully understand the loan, the terms and your equity projections.



Encouraged family and adviser discussions

We encourage you to discuss your decision with family members, your financial adviser, accountant, or Services Australia to ensure the loan suits your broader financial plans.



Responsible support if difficulties arise

If challenges occur, lenders must make every reasonable effort to work with you and contact you directly before taking any recovery action.



Which Brighten Reverse Mortgage is right for you?

At Brighten, we offer two reverse mortgage options designed to give homeowners aged 55 and over flexible access to their home equity. Both options allow you to stay in your home, access funds when you need them and make voluntary repayments if you choose.

The right option for you will depend on your property, location and financial situation and needs.

Brighten Life®	Brighten Life® Plus
A simple reverse mortgage for homeowners in major cities and established regional areas.	A more flexible reverse mortgage for customers needing higher loan limits or broader property coverage.
Key features <ul style="list-style-type: none">• Borrow from \$50,000 up to \$3 million• Access funds from 15% of your home's value at age 55, increasing as you get older• No monthly repayments required• Take funds as a lump sum or draw when needed• Interest is only charged on the funds you draw• Consolidate up to 5 unsecured debts (such as personal loans or credit cards)	Key features <ul style="list-style-type: none">• Borrow from \$50,000 up to \$5 million• Higher lending limits may be available depending on your property and location• More flexible credit assessment may be available• Consolidate multiple debts, including ATO or land tax obligations• Access funds as a lump sum or drawdown facility
Property eligibility <ul style="list-style-type: none">• Owner-occupied homes or holiday homes• Properties located in major cities and well-established regional areas• Minimum property value \$200,000	Property eligibility <ul style="list-style-type: none">• Owner-occupied homes or holiday homes• Properties in major cities, regional towns and some additional locations. Rural areas may be considered case by case.
This option is designed for customers with straightforward lending needs .	This option is designed for customers who may require larger loan amounts or greater flexibility .

Simple, flexible and designed for homeowners aged 55 and over.

***Tip:** Before applying, consider your future funding needs including potential aged care costs and what you may wish to leave to your beneficiaries. It's important to think about these factors alongside the size of your loan and how interest may compound overtime.*

No matter which option, Brighten reverse mortgages are designed to provide flexibility, security and peace of mind. You remain the owner of your home and can continue living there for as long as you choose, with no required monthly repayments. You also benefit from a no negative equity guarantee, flexible ways to access your funds, and the reassurance of independent legal advice before your loan is finalised.

Common Reverse Mortgage myths explained

Myth: "I won't own my home anymore."

Reality:

You remain the owner of your home at all times. A reverse mortgage is simply a loan secured against your property. You can continue living in your home for as long as you choose, provided you meet the loan terms.

Myth: "My children will inherit my debt."

Reality:

Reverse mortgages in Australia include a No Negative Equity Guarantee. This means the loan balance can never exceed the value of your home when it is sold (the 'net sale value'). Your estate will never be required to repay more than the value of the property, as long as the terms and conditions of the loan have been met.

Myth: "I will have to make monthly repayments."

Reality:

There are no required monthly repayments.

The loan is typically repaid when the home is sold, or the last borrower permanently leaves the property. You can make voluntary repayments at any time if you wish.



Myth: "Reverse mortgages take advantage of older borrowers."

Reality:

Reverse mortgages in Australia are strictly regulated and designed with strong consumer protections, including:

- Independent legal advice before settlement
- Detailed loan and equity projections
- Encouragement to involve family members or financial advisers
- Confirming you have understood the equity projections and considered future financial needs when deciding on your loan amount.

These protections ensure borrowers understand their obligations and make informed decisions.

Myth: "Taking a reverse mortgage will affect my Age Pension."

Reality:

In many cases, taking out a reverse mortgage does not affect your Age Pension, as the loan itself is not counted as income. However, how the funds are used may impact your entitlements if it changes your assets or income under the government's means tests. We encourage borrowers to speak with Services Australia or a financial adviser to understand how it may apply to their individual circumstances.



What happens next?

Applying for a reverse mortgage is a straightforward process. Here's what you can expect:

1

Initial conversation

You'll speak with your broker to discuss your goals, your property and whether a reverse mortgage is suitable for you.

2

Loan projections and application

You will receive equity projections showing how the loan may grow over time. Once you understand these and are comfortable, your application is submitted.

3

Property valuation

An independent valuation of your property is arranged to confirm its current market value.

4

Compliance check

A short call is conducted to ensure you understand how the reverse mortgage works and that it suits your needs.

5

Approval and legal advice

Once approved, you will receive your loan documents and obtain independent legal advice before proceeding.

6

Settlement and accessing your funds

After settlement, you can draw funds immediately or access them when needed, depending on how you set up your loan.

Your Home.
Your Equity.
Your Freedom.
Your Choice.

Live the retirement you've worked hard for with **Brighten Life®**.





Lender: Brighten Home Loans Pty Ltd | ACN 620 839 983

Servicer: Brighten Financial Pty Ltd | Australian Credit Licence 512386 | ACN 620 839 983

Important information: Eligibility, lending criteria and responsible lending obligations apply. Fees, rates and availability may change. Government entitlements may be affected depending on how funds are used.

www.brighten.com.au